

COMPARABLE SALES



SUE & DAMIEN

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Sold Nearby

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$410,000 to \$775,000	Mean	\$626,416
C.V	\$475,000 to \$850,000	Mean	\$617,500



12 Lovatt Crescent, Kensington, Whangarei 3 1 4

Last Sold	\$730,000 - 01 Aug 25	Floor Area	123 m²
Capital Value	\$710,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$330,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	1940-1949
Land Area	632 m²		



38 Paranui Valley Road, Tikipunga, Whangarei 3 1 5

Last Sold	\$565,000 - 24 Jul 25	Floor Area	120 m²
Capital Value	\$510,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$325,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	2,747 m²		



5B Mair Street, Kensington, Whangarei 3 1 2

Last Sold	\$700,000 - 23 Jul 25	Floor Area	140 m²
Capital Value	\$670,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$260,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1980-1989
Land Area			

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11 Wooding Lane (Pvt), Kensington, Whangarei 3 1 3

Last Sold	\$680,000 - 15 Jul 25	Floor Area	120 m ²
Capital Value	\$595,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$235,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1990-1999
Land Area			



18 Islington Street, Kensington, Whangarei 3 2 2

Last Sold	\$775,000 - 11 Jul 25	Floor Area	160 m ²
Capital Value	\$850,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$385,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	667 m ²		



73B Mill Road, Kensington, Whangarei 2 1 6

Last Sold	\$690,000 - 03 Jul 25	Floor Area	140 m ²
Capital Value	\$650,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$300,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	1990-1999
Land Area	434 m ²		



24A Princes Street, Kensington, Whangarei 2 1 2

Last Sold	\$570,000 - 03 Jul 25	Floor Area	110 m ²
Capital Value	\$565,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$225,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	1980-1989
Land Area			

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41 Cairnfield Road, Kensington, Whangarei

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Last Sold	\$410,000 - 02 Jul 25	Floor Area	70 m ²
Capital Value	\$475,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$310,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1930-1939
Land Area	486 m ²		



11B Princes Street, Kensington, Whangarei

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Last Sold	\$535,000 - 26 Jun 25	Floor Area	80 m ²
Capital Value	\$525,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$215,000 - 01 Jul 24	Walls	Brick
Land Use	Unit	Building Age	1970-1979
Land Area			



104 Mill Road, Kensington, Whangarei

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Last Sold	\$572,000 - 19 Jun 25	Floor Area	110 m ²
Capital Value	\$570,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$300,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1940-1949
Land Area	375 m ²		



8 Princes Street, Kensington, Whangarei

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Last Sold	\$550,000 - 27 Aug 25	Floor Area	100 m ²
Capital Value	\$550,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$210,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1990-1999
Land Area			

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**33 Mains Avenue, Kensington, Whangarei** **3** **1** **4**

Last Sold	\$740,000 - 19 Feb 25	Floor Area	148 m²
Capital Value	\$740,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$375,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1920-1929
Land Area	817 m²		

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